

GOVERNMENT OF ANDHRA PRADESH

ABSTRACT

Municipal Administration and Urban Development Department – Hyderabad Metropolitan Development Authority - Declaration of Srinagar Colony main road from Satya Sai Nigamagamam connecting to Panjagutta main road as Commercial road under Category 'B' as per G.O.Ms.No.766, MA, dated: 18.10.2007 – Draft variation – Notification - Confirmation – Orders – Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (I1) DEPARTMENT

G.O.Ms.No. 51 ,

Dated:11.2.2013.

Read the following:

1. From Residents of Srinagar Colony, Hyderabad, representation, dated 11.11.2010.
2. Government Letter No.24119/I1/2010-1 & 2, MA&UD Department, dated 08.12.2010 and 12.09.2011.
3. From the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad, Letter No.15312/PD1/Plg/ HMDA/2010, dated 13.12.2011.
4. Government Memo. No.24119/I1/2010-3 & 4, MA&UD Department, dated 29.12.2011 & 23.04.2012.
5. From the Commissioner, Greater Hyderabad Municipal Corporation, Hyderabad, Letters No.4/TPS/HO/2012/707, dated: 25.02.2012 & 27.07.2012.
6. Government Letter No.24119/I1/2010-5, MA&UD Department, dated 22.09.2012.
7. From the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad, Letter No.15312/PD1/Plg /HMDA/2010, dated 05.11.2012.
8. Government Letter No.24119/I1/2010-6, MA&UD Department, dated 24.11.2012.
9. From the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad, Lr.No.15312/PD1/Plg/ HMDA/2010, dated 17.1.2013.

-- o0o --

ORDER:

The appended notification shall be published in the Extra-ordinary issue of Andhra Pradesh Gazette, **dated:21.02.2013.**

2. The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority shall publish a notice in newspapers as specified in sub-section (4) of Section 15 of HMDA Act, 2008 on or before the date of Gazette Notification and furnish the copies of same to the Government for taking further action

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

B.SAM BOB
PRINCIPAL SECRETARY TO GOVERNMENT

To

The Commissioner of Printing, Stationery & Stores Purchase, Hyderabad.

The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad.

The Commissioner, Greater Hyderabad Municipal Corporation, Hyderabad.

Copy to:

The individual through the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad.

The Special Officer and Competent Authority, Urban Land Ceiling, Hyderabad. (in name cover)

The District Collector, Ranga Reddy District.

Sf /Sc.

//FORWARDED::BY ORDER//

SECTION OFFICER
...2.

::2::
APPENDIX
NOTIFICATION

Whereas, the residents of Srinagar Colony have represented to the Government that the Srinagar Colony main road from Satya Sai Nigamagamam to Panjagutta main road is having commercial complexes such as restaurants, bakeries, Banks, retail shops, hospitals by which it become as a commercial area and the road from Yosufguda junction to Satya Sai Nigamagamam via Krishna Nagar has been declared as commercial area even before the present master plan and hence, requested the Government to consider their representation and declare the Srinagar Colony main road from Satya Sai Nigamagamam to Panjagutta main road as commercial road.

2. And whereas, the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad has reported that, as per the notified Master Plan the stretch from Yosufguda check post to Satya Sai Nigamagamam via Krishna Nagar road has been declared as a Commercial subject to condition that the owner / developer shall leave additional 10 feet for road widening / street side parking after notified road width / RDP and the land is surrendered to the GHMC at free of cost under Category-B. In view of the above, the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad has requested the Government to consider and declare the road from Sri Satya Sai Nigamagamam to Srinagar Colony junction on NH No.9 (Punjagutta to Ameerpet) to an distance of 1.42 KM as Commercial road under category 'B' because along the road side commercial developments have come up, subject to condition that the owner / developer shall leave additional 10 feet for road widening / street side parking after notified road width / RDP and that land is surrendered to GHMC free of cost. He has requested the Government to issue appropriate orders in the matter.

3. And whereas, the Commissioner, Greater Hyderabad Municipal Corporation, Hyderabad in his report has stated that the site has got inspected and observed that the existing width of the Srinagar colony main road is 18.0 meters and proposed to 24.0 meters in the Revised Development Plan and either side of the properties are earmarked as residential use zone in the New Revised Development Plan of MCH (core area) sanctioned vide G.O.Ms.No.363, MA, Dated 21.08.2010. On the ground it is found that most of the buildings on main road of Srinagar Colony are having commercial activity like restaurants, bakeries, Banks, retail shops, hospitals etc and it is a link road from Panjagutta main road to Jubilee Hills Road No.1 via Srinagar colony and Krishnanagar colony. It is also submitted therein that the said road from Satya Sai Nigamagamam to Yosufguda road has already notified as commercial road under G.O.Ms.No.766, MA, Dated 18.10.2007, the width of the road is 24 meters. Now the property owners are requesting the Government to declare road from Satya Sai Nigamagamam to Panjagutta main road (i.e. NH-9) as commercial belt which is a continuous road of the aforementioned notified commercial road. He has informed that, the existing road width is only 18.0 meters, and it is proposed for 24.0 meters wide in the master plan, hence, he has requested the Government for necessary action in the matter.

4. Therefore, after careful consideration of the matter, Government have proposed to declare the Srinagar Colony main road from Satya Sai Nigamagamam connecting to Panjagutta main road as Commercial road under Category 'B' as per G.O.Ms.No.766, MA, dated: 18.10.2007, subject to the following conditions:

1. that the owner / developer shall leave additional 10'-00" for road widening / street side parking after notified road width / RDP and that land is surrendered to GHMC at free of cost;
2. that the owner / applicant should pay the processing charges to the HMDA before confirmation of final orders;
3. that the activities indicated under Category – B in G.O.Ms.No.766, MA & UD (I1) Department, dated: 18.10.2007 only shall be allowed;
4. that all the conditions stipulated in G.O.Ms.No.766, MA & UD (I1) Department, dated: 18.10.2007 shall be followed and the Impact Fees as prescribed in the G.O.Ms.No.766, dated 18.10.2007 and as applicable on the date of issue of building permission shall be collected by Greater Hyderabad Municipal Corporation; and
5. any other conditions as may be imposed by the competent authority, i.e., Hyderabad Metropolitan Development Authority.

...3.

::3::

Accordingly, Government have issued draft notification inviting objections and suggestions on the above proposal and same was published in the A.P. Extra-ordinary, issue of the A.P.Gazette No.638, Part-I Dated:29.11.2012. No objections and suggestions have been received. Now, therefore, in exercise of powers conferred by sub-section (1) of section 15 of the Hyderabad Metropolitan Development Authority Act, 2008 (Act No.8 of 2008), the Government hereby confirms the above notification and the following variation as the same having been previously published in the Extra-ordinary issue of A.P. Gazette No.638, Part-I dated:29.11.2012 as required by sub-section (4) of the said section.

VARIATION

The proposed 80'-00" wide notified Master Plan Road for erstwhile MCH area, Circle No.X, Old Circle No.V stretch from Premises Nos.8-3-985/101 to 503, Venkateshwara Residency & Plot No.126 of Premises No.8-3-983 (North side), Premises Nos.8-3-991/101 to 502, Kamala Residency and Plot No.7 of Premises No.8-3-993, Doyen Galaxy (South side) to connecting Punjagutta Main road (up to N.H.9 'T' Junction i.e., Premises No.8-3-952 (North side), Premises No.8-2-179 (South side) to an length of 1.42 KM Srinagar Colony Main road is designated as a Commercial road under Category "B", as per G.O.Ms.No.766, MA, dated: 18.10.2007, subject to following conditions :-

- (a) that the owner / developer shall leave additional 10'-00" for road widening / street side parking after notified road width / RDP and that land is surrendered to GHMC at free of cost;
- (b) that the owner / applicant should pay the processing charges if any to the HMDA;
- (c) that the activities indicated under Category – B in G.O.Ms.No.766, MA & UD (I1) Department, dated: 18.10.2007 only shall be allowed;
- (d) that all the conditions stipulated in G.O.Ms.No.766, MA & UD (I1) Department, dated: 18.10.2007 shall be followed and the Impact Fees as prescribed in the G.O.Ms.No.766, dated 18.10.2007 and as applicable on the date of issue of building permission shall be collected by Greater Hyderabad Municipal Corporation; and
- (e) any other conditions as may be imposed by the competent authority, i.e., Hyderabad Metropolitan Development Authority.

B.SAM BOB
PRINCIPAL SECRETARY TO GOVERNMENT

SECTION OFFICER